

JFK MEMORIAL HIGHWAY 1-95

EsB2

KpA

H P C HOLDINGS LLC
1814 WALTON ROAD
EDGEWOOD, MD 21040
MAP: 0061 GRID: 0003F
PARCEL: 0412 USE: COMMERCIAL
ZONE: C1

VAN BIBBER RD.

WALTON RD.
(80' ROW)

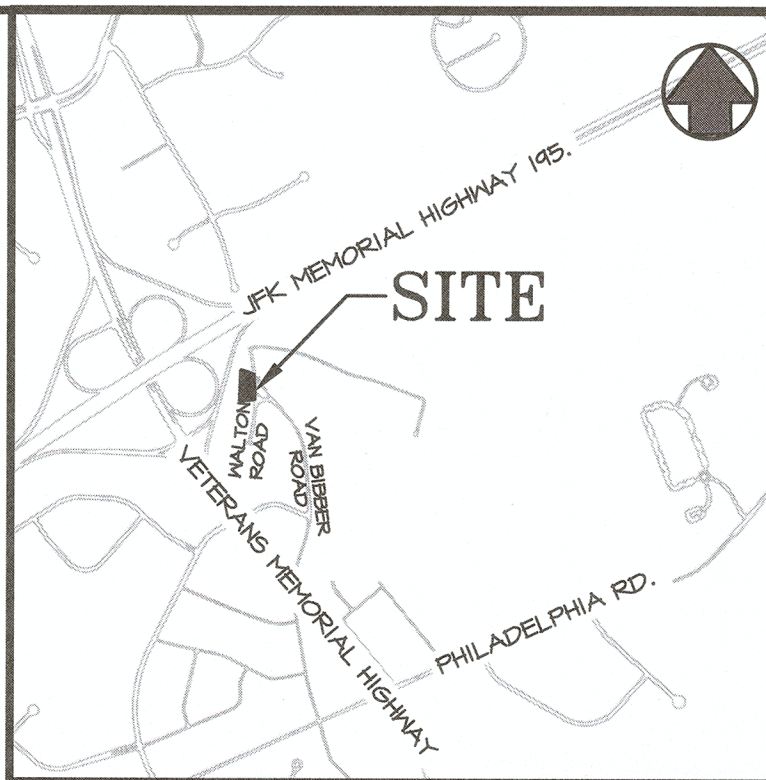


SITE DATA

- OWNER: STEPHEN J. MARTIN
5423 E. JOPPA ROAD
PERRY HALL, MD 21128
- CONTRACT PURCHASER/DEVELOPER: MJA INCORPORATED
WILLIAM J. CHALK SR.
216 PHILADELPHIA ROAD
JOPPA, MD 21085
- SITE LOCATION: 1812 WALTON ROAD
EDGEWOOD, MD 21040
- TAX MAP AND PARCEL: MAP 61, PARCEL 412 (LOT 2)
- PLAT REFERENCE: 104-95
- TOTAL PARCEL AREA: 0.918 ACRES (39,988 SF)
- ZONING: CI (COMMERCIAL INDUSTRIAL)
- EXISTING USE: UNIMPROVED
- PROPOSED USE: ELECTRICAL CONTRACTING BUSINESS
- BUILDING SETBACKS AND HEIGHT ALLOWANCE: (COMMERCIAL INDUSTRIAL, RETAIL TRADE/SERVICES)
 - FRONT: 25' MINIMUM
 - SIDE: 10' MINIMUM
 - REAR: 35'
 - MAXIMUM HEIGHT ALLOWED: 36'
- PARKING REQUIRED:
1,600 S.F. OFFICE AT 1 SPACE/ 300 S.F. = 6 SPACES.
- PARKING PROPOSED:
7 SPACES (INCLUDES 1 ACCESSIBLE SPACE)
- ALL PROPOSED SIGNS SHALL MEET CURRENT SIGN REGULATIONS.
- DUMPSTERS WILL BE CONCEALED IN SERVICE AREAS AND PROPERLY SCREENED.
- THERE IS NO KNOWN FLOODPLAIN, PROTECTED WATERS OF THE U.S., OR WETLANDS ON THIS PROPERTY.
- FOREST CONSERVATION REGULATIONS DO NOT APPLY TO THIS DEVELOPMENT SINCE THIS PROPERTY IS LESS THAN 40,000 SQUARE FEET IN SIZE, AS INDICATED IN THE PRELIMINARY PLAN APPROVAL DATED 3-14-1997. NO FOREST CLEARING IS PROPOSED UNDER THIS PLAN.
- MAXIMUM IMPERVIOUS SURFACE ALLOWED: 85% OF 39,988 SF = 33,989 SF
- PROPOSED IMPERVIOUS AREA:
 - PHASE 1: 4,900 SF (10%)
 - PHASE 1 AND 2 COMBINED: 9,600 SF (21%)
- MAXIMUM BUILDING COVERAGE ALLOWED: 50% OF 39,988 SF = 19,994 SF
- PROPOSED BUILDING COVERAGE:
 - PHASE 1: 1,600 SF (4 %)
 - PHASE 1 AND 2 COMBINED: 3,200 SF (8 %)
- TOPOGRAPHY AND BOUNDARY SURVEY INFORMATION ARE BASED ON A COMBINATION OF RECORD PLAT INFORMATION FROM RECORDED PLAT 104-95 AND GIS INFORMATION PROVIDED BY HARFORD COUNTY.
- EXISTING STORMWATER MANAGEMENT FACILITIES HAVE BEEN SHOWN BASED ON STORMWATER MANAGEMENT / SEDIMENT & EROSION CONTROL PLAN DESIGNED BY DSSPE-ENGINEERING APPROVED BY HARFORD COUNTY ON 7-12-2000. PLAN #8908
- EXISTING PUBLIC WATER AND SEWER SERVICES ARE SHOWN BASED ON APPROVED CONSTRUCTION PLANS PROVIDED BY HARFORD COUNTY DPW.
- SITE DISTURBANCE FOR PHASE 1 (ONE) DEVELOPMENT SHOWN ON THIS PLAN WILL NOT EXCEED 5,000 S.F., THEREFORE, STORMWATER MANAGEMENT AND SEDIMENT CONTROL REQUIREMENTS WILL NOT APPLY. WHEN FUTURE BUILDING AND EQUIPMENT/PARKING AREA ARE TO BE CONSTRUCTED, THE OWNER/DEVELOPER WILL PROVIDE SEDIMENT CONTROLS AND STORM WATER MANAGEMENT BASED ON REGULATIONS IN EFFECT AT THAT TIME.

LOCATION MAP

SCALE: 1" = 200'



SUSQUEHANNA
WATER SUPPLY

EX. SHM
EASEMENT

EX. SHM
EASEMENT

EX. DRIVEWAY

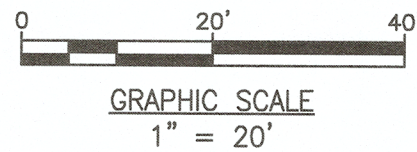
EX. HYDRANT

JAI JALARAM LLC
1700 VAN BIBBER ROAD
EDGEWOOD, MD 21040
MAP: 0061 GRID: 0004F
PARCEL: 0473 USE: COMMERCIAL
ZONE: C1

HENRY MICKEY STANLEY JR
1808 WALTON ROAD
EDGEWOOD, MD 21040
MAP: 0061 GRID: 0003F
PARCEL: 0308 USE: COMMERCIAL
ZONE: C1

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING DRIVEWAY/ROAD/CURB
- EXISTING BUILDING
- EXISTING TREELINE
- CONTOURS-10F
- CONTOURS-2F
- EXISTING WATER
- EXISTING SANITARY
- SANITARY MANHOLE
- SOILS
- PROPOSED WATER
- PROPOSED SANITARY



SOILS CHART

SOIL SERIES	SOIL NAME	HYDRIC SOILS	ERODIBILITY	K FACTOR	SLOPES
KpA	KEYPORT SILT LOAM	-	-	0.43	0-2%
EsB2	ELSINBORO LOAM	-	-	0.37	2-5%

PLANTYPE: 3
PLAN NO.: 52-2019
VERSION: 1
DATE: 2-6-19
DAD/DUE: 3-6-19

CNA
engineers, surveyors & landscape architects

Civil Engineers • Land Surveyors • Landscape Architects
Planners • Geotechnical Engineers • Environmental Engineers
630 Robin Circle
Forest Hill, Maryland 21050
Phone (410) 879-7200 • Fax (410) 838-1811
E-mail: cnamail@cna-engineers.com



SITE PLAN

FOR

1812 WALTON ROAD
EDGEWOOD, MD

HARFORD COUNTY, MARYLAND

Date	Revisions
2/6/19	

Date:	Scale:
2/6/19	1"=20'
Drawn By:	Job No:
RPM	1921000.00
Design By:	Sheet:
RPM/RDC	1 of 1
Review By:	
RDC	